

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore Courty and which is described in the description and plat attached hereto and made a rathereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the removal of restriction #4 (Case no. 80-5-X) to allow the proposed office use to operate with the existing private septic system in lieu of

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

> I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

	winter is the subject of this relation.	MAP. 32
		10010
Contract Purchaser:	Legal Owner(s):	History.
	Shashikant J. DESAI	11 31
(Type or Print Name)	(Type or Print Name)	10.77
	Shashi Deson	N.L.
Signature	Signature	۱۲ م
	Mrs. Harshvina DESAI	FINAL A
Address	(Type or Print Name)	BY:
	Hassina Alseci	
City and State	Signature	
Attorney for Petitioner:	4	
oseph P. Webber	10614 Lakespring way. 666 24	
(The or Print Name)	Address Phone N	No.
1 Brecht Wille	Cockeysville, Maryland 21030)
Skhalure	City and State	Pa.
Adres	Name, address and phone number of legal owne tract purchaser or representative to be contact	r con- ted
Maryland 21204	same as above	

RDERED By The Zoning Commissioner of Baltimore County, this _____7th_____ day

of ___January _____, 19_81, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of February, 19 81, at 10:15 o'clock A_M

Z.C.O.—No. 1

March 26, 1979

Mr. S. Eric DiNomna Zoning Commissioner County Office Building Towson, Enryland 21204

FOR

[]

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Re: Item #131 (1970-1979) Property Owner: Shashihant J. Desai, et ux N/E cor. York Mi. & Roundridge Mi. Existing Foning: DR 15 Proposed Zoning: Epecial Exception for Offices (IDCA 79-4X). Acres: 0.4953 District: 6th

Dear Mr. Dillenna:

The following convents are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Comments were supplied for this property for IDCA Project 72-4X.

Righways:

General:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Ford right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Roundridge Road, an existing public road is proposed to be further improved in the future as a 30-foot closed section readery on a 50-foot right-of-way.

The construction/reconstruction of required concrete sidewalks, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, demaging private and public heldings domestream of the property. A grading parmit is, therefore, necessary for all grading, including the stripping of top soil.

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BALTIMOPE COUNTY

ZONING PLANS



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Joseph P. Webber, Esquire 803 Towson Equitable Building Towson, Maryland 21204

Bureau of Engineering Department of Traffic Engineering

Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administration

Industrial

Development

RE: Item No. 101 Petitioner - Shaskikant J. Desai, et ux Special Hearing Petition

January 30, 1981

Dear Mr. Webber:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI Zoning Plans Advisory Committee

cc: Leo W. Rader, Surveyor 38 Belfast Road Timonium, Maryland 21093 Zoning Commissioner County Office Building Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WOR
TOWSON, MARYLAND 21204

Item #101 (1980-1981) Property Owner: Shashikant J. & Harshyina Desai N/E cor. York and Roundridge Roads Acres: 21,574 sq. ft. District: 8th

Dear Mr. Hammond:

HARRY J PISTEL, P. E.

Mr. William E. Hammond

DIRECTOR

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

January 7, 1981

The comments supplied for this property for IDCA Project 79-4x, and in con-

junction with the Zoning Advisory Committee review for Item 181 (1978-1979), 80-6x, are referred to for your consideration.

THE AND THE PROPERTY OF THE PR

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 101 (1986-1981).

RAM: EAM: FWR: SS

cc: Jack Wimbley Samuel Bellestri John Somers

Attachment S-NE Key Sheet

55 NW 3 Pos. Sheet NW 14 A Topo 60 Tax Map

Iton #181 (1978-1979) Property Owner: Shashikant J. Desai, et ux Pagg 2 March 26, 1979

Storm Drains:

The Petitioner must provide necessary drainage facilities (temperary or permanent) to prevent creating any maisances or damages to edjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is as 3-inch public water main in Foundridge Road, and public 12-inch and 30-inch water mains in York 20ad.

This property is utilizing a private ensite sewage disposal system. A public sanitary sever extension, approximately 350 feat in length from the 8-inch gravity sanitary sewerage at Manhele 20255 in the Service Road, north of this site, (Drawing \$57-0105, File 1), could serve this property.

> Very truly yours, I TORED) EDWARD ALMODOROUGH ELISPORTH N. DIVER, P.E. Chief, Duranu of Engineering

END: EAM: FWR: 88

co: S. Bellestri J. Somers

S-NI Key Sheet 55 MW 3 Pos. Sheet NA 14 A TOPO 60 Tax Map

OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 NORMAN E. GERBER DIRECTOR

December 30, 1980

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #101, Zoning Advisory Committee Meeting, November 21, 1980, are as follows:

Property Owner: Shasikant J. and Harshyina Desai Location: NE corner York and Roundridge Roads Acres: 21,574 sq. ft. District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John Zevenbles John L. Wimbley

Current Planning and Development

baltimore county department of traffic engineering TOWSON MARYLAND 21204

STAPHEN E COLLINS

Mr. William Hammond Zoning Commissioner County Office Building

> Item No. 101 Property Owner: Location: Existing Zoning: Proposed Zoning:

Towson, Maryland 21204

- ZAC - Meeting of November 21, 1980 Shashikant J. & Harshyina Desai ne/corner York & Roundridge Roads

Special Hearing for the removal of restriction #4 (case #80 - 6X) to allow the proposed office use to operate with the existing private spetic system in lieu of the public sewer.

January 28, 1981

Acres: District: 21,574 sq. ft.

Dear Mr. Hammond:

This department has no comment on item No. 101.

Traffic Engineering Associate II

MSF/bza

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:

- 1. On July 1, 1979, the undersigned granted the petitioners herein a special exception for an office building and offices, subject to various and sundry restrictions contained therein (C. No. 80-6-X).
- 2. As a result of a comment written by the Department of Public Works indicating that a sanitary sewer extension of approximately 350 feet could serve this property, the Order was prepared so that no utilization of the property for office use would be permitted until such time as the public sanitary sewer was extended to the property, in spite of a comment from the Department of Health indicating the existing private septic system was apparently functioning properly (Restriction No. 4).
- 3. Since the granting of the aforementioned special exception, the petitioners have executed an unrecorded Deed and Agreement granting an easement to Baltimore County, Maryland, for the use of some of their land for the said sanitary sewer extension; however, an adjacent property owner, through whose property the extension must traverse, has refused to grant such easement on the request of the petitioners or representatives of the
- 4. The special exception cannot be utilized without a deletion of Restriction No. 4.
- 5. There were no protestants appearing in opposition to the peti-
- 6. To approve the removal of Restriction No. 4 to allo v the proposed office use to operate with the existing private septic system in lieu of public sanitary sewer would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of February, 1981, that Restriction No. 4 be and the some is hereby STRICKEN and DELETED from the Order granting the Petition for Special Exception for an office building and offices, dated July 1, 1979 (Case No. 80-6-X), subject, however, to the following conditions:

- 1. The building shall be used for medical offices only. The term "medical" shall exclude those uses which depend upon heavy water use operations. "Heavy water use operations" are to be determined by the Department of Health whose decision shall be final. This limitation shall only be applicable until such time as the public sanitary sewer is extended to serve the property and a connection is made thereto by the petitioners, their personal representatives and assigns.
 - The petitioners, their personal representatives and assigns, agree to pay for the extension of the public sanitary sewer to serve the property at such time as the necessary easement(s) have been secured or the extension relocated so as to negate the necessity for such easement(s) and further agree to pay for the connection.

Upon the sale or lease of the property, the petitioners shall advise any and all persons interested in the purchase or lease of said property of the aforementioned conditions of use of the prop4. All of the remaining restrictions contained in the aforementioned Order dated July 1, 1979, are hereby confirmed and shall remain in full force and effect.

> Zoning Commissioner of Baltimore County

TOWSON MARYLAND 21204 TED ZALESKI, JR DIRECTOR

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES

December 5, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item #101 Zoning Advisory Committee Meeting. November 21, 1980

Property Owner: Shashikant J. & Harshyina Desai NE corner York and Roundridge Roads existing Zoning: D.R. 16

Special Hearing for the removal of restriction #4 (Case #80-6X) to allow the proposed office use to operate with the existing private septic system in lieu of the public sewer. 21.574 sq. ft.

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes
- XB. A building/ _____permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s
- X C. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction
- X I. CommentsSnow compliance with State and B.O.C.A. Handicapped Codes for parking, building encess, curb cuts, signs, etc., before filing for the permit. unless previously complied with.
 - NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland → 21204

Date: November 21, 1980

Mr. William E. Hammond Zoning Commissions Baltimore County Office Building IIII West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: November 21, 1980

RE: Item No: 98, 99, 100, 101, 102 Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours, Wich leture Wm. Nick Petrovich, Assistant Department of Planning

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

January 7, 1981

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #101, Zoning Advisory Committee meeting of November 21, 1980, are as follows:

Property Owner: Location: Existing Zoning: Pr nosed Zoning:

Shashikant J. & Harshyina Desai NE/Corner York & Roundridge Roads Special Hearing for the removal of restriction

#4 (Case #80-6 X) to allow the proposed office use to operate with the existing private septic system in lieu of the public sewer. 21,574 sq. ft.

Acres: District:

The existing dwelling is presently served by metropolitan water and a pri ate sewage disposal system. Metropolitan sewer is not presently available to the property.

The sewage di sal system appears to be functioning properly and there is ample room for future expansion of the septic system should a failure occur. This Department would therefore approve a change of occupancy and/or alteration permit for the medical offices providing there are no offices proposed that would involve heavy water usage.

RW 80-134-1 Item 2

FORM DP.W.-in: Rev. 3-77

THIS DEED and AGREEMENT made this

. in the year

Nineteen Hundred and Sementy eighty, between SHASHIKANT J. DESAI and HARSHVINA DESAI, his wife, of Baltimore Jounty, State of Maryland,

parties of the first part; and STATE-SUN FEDERAL SAVINGS AND LOAN ASSOCIATION, a body corporate organized and existing under the laws of the United States of

party of the second part; and BALTIMORE COUNTY, MARYLAND, a body corporate and politic, party of the third part.

WHEREAS, the party of the third part desires to construct and maintain sewers, drains, water pipes, and other municipal utilities and services, in, on, through and across the land hereinafter described, and the parties of the first part are willing to grant such right.

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar, the receipt whereof is hereby acknowledged, the said part ies of the first part hereby grant convey unto Baltimore County, Maryland a body corporate and politic, its successors and assigns, the right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services in, on, through and across the land of the parties of the first part, situate in Baltimore County, State of Maryland, said sewers, drains, water pipes and other municipal utilities and services to be laid in the easement which is described as follows:

Election District of Baltimore County. Situate in the Eighth

BEING an easement 10 ft. wide across Lot No. 1, block B, Plat entitled "PLAT ONE. PART OF BLOCKS "A" AND "B", PART OF SECTION ONE, STRATFORD", which Plat is recorded among the Plat Records of Baltimore County in Liber G.L.B., No. 19, folio 29. said easement containing 0.040 acre (1,730 sq. ft.), more or less, as shown shaded and indicated "10' DRAINAGE & UTILITIES EASEMENT" on Baltimore County Bureau of Land Acquisition Drawing No. RW 80-134-1, which is attached hereto and made a part hereof.

TOCETHER with temporary easement for construction purposes over the property of the parties of the first part, containing 0.085 acre (2,681 sq. ft.), more or less, as shown indicated "TEMPORARY CONSTRUCTION AREA" on the aforesaid Drawing No. RW 80-134-1, which is attached hereto and made a part hereof; said temporary easement shall become null and void upon the completion of the installation of utility facilities in the 10 ft. easement hereinabove described, and the parties of the first part herein shall hold the property over which the said temporary easement runs free and clear of said temporary easement.

TOGETHER ALSO with the right of Baltimore County, Maryland, its successors or assigns, employees or agents, to remove any tree having a butt diameter of 3" or less which may be in the aforesaid temporary construction area.

FOR TITLE: See a Deed dated November 21, 1977, and recorded among the Land Records of Ealtimore County in Liber E.H.K. Jr., No. 5829, folio 396 from Ruth Adams Cook to Shashikant J. Desai and Harshvina Desai, his wife.

AND the part ies of the first part do hereby agree that Baltimore County, Maryland, its successors and assigns, shall have the right and privilege of entering upon the aforesaid land, whenever it may be necessary, to make openings and excavations, and to lay, construct and maintain said municipal utilities and appurtenances, provided, however, that the ground shall be restored and left in good condition; and it is further agreed that no buildings or similar structures of any kind shall be erected in, on or over the said easement by the parties of the first part, their personal representatives, successors and assigns; nor shall the existing grade be charged without prior approval of Bultimore County Bureau of Engineering.

THE said part y of the second part join s in this conveyance solely for the purpose of consenting to and subordinating its lien of mortgage to the hereinbefore described easement and for that purpose only, fully retaining its lien on the property described in its mortgage. BALTIMORE COUNTY

FIRE DEPARTMENT TOWSON, MARYLAND 21204 825·7310

PAUL H. REINCKE

Mr. William Hammond Zoning Commissioner Office of Flamming and Zoning Baltimore County Office Building Towsc.1, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: was all the way to the way in the way in

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below, marked with an "X", are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards, as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(1 7. The Fire Prevention Bureau has no comments, at this time.

SPECIAL INSPECTION DIVISION

Form D.P.W Bov. 10-72

AS WITNESS the due execution hereof by the aforenamed part ies of the first and second parts.

Horshvisa Doom (SEAL)

STATE-SUN FEDERAL SAVINGS AND LOAN ASSOSI "NTION

STATE OF MARYLAND, BALTIMORE I HEREBY CERTIFY, that on this // day of ferrer, in the year Nineteen Hundred and Seventy eighty, before me, the subscriber, a Notary Public of the State of Maryland, aforesaid, personally appeared SHASHIKANT J. DESAI and in and for the

HARSHVINA DESAI, his wife, part ies to the within Deed and Agreement, and they acknowledged the same to be their act, and IN MY PRESENCE SIGNED AND SEALED THE SAME.

AS WITNESS my Hand and Notarial Scal.

STATE OF MARYLAND, BALTIMORE , to wit:

I HEREBY CERTIFY, that on this 200 day of June , in the year Nineteen Hundred and Seventy eighty, before me, the subscriber, a Notary Public of the State of Maryland, aforesaid, personally appeared C. booker 13 - 10 -President of STATE-SUN FEDERAL SAVINGS AND LOAN ASSOCIATION,

party to the within Deed and Agreement, and he the act/and IN MY PRESENCE SIGNED AND SEALS acknowledged the same to be act/and IN MY PRESENCE SIGNED AND SEALED THE SAME. of said body corporate,

AS WITNESS my Hand and Notarial Seal. APPROVED as to legal form & Sufficiency day of

Assistant County Solicitor

JH2:hlr Index: 5/22/00 | b | acot.約84074019360

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GLB 24-36	ROUND RIDGE KANT J. DESAL & WIFE RIDGE K JR. 5829-396
	KANT J. DESAL A WIFE R
	Sh. Sozzarson
25. S.	
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BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS	BUREAU OF LAND ACQUISITION
SCALE: "= 50' SHEET OF PLAT TO ACCOMPANY ACQUIS	POSITION SHEET NO.
CONSULTING ENGINEER OF SLAVE VOR	EASEMENT 55 NW 3
APPROVED: AREA TO BE ACQUIRED EXIL	CONSTRUCTION PLAN NO.
BUREAU OF LAND ACQUISITION TEMPORARY CONSTRUCTION AREA	FEDERAL PROJECT NO.
APPROVED WOLLD TO MELSON NO. ACQUIRED FROM	RECORDED
DATE 6.5.88 CHIEF	MARYLAND PROJECT NO.
DIVISION OF DRAFFING 3	B. C. JOB ORDER NO.
-ATE (G-5-8 C 6	1-1-4313
ORAWN CLF CHECKED RAR	RW 80-134-1
HWS SHOP A	

LEO W. RADER SUBDIVISION REGISTERED SURVEYOR **ENGINEERING** HYDROGRAPHY TITLE SURVEYS TOPOGRAPHY GEODESY LAND PLANNING 252-2920

February 21, 1979

DESCRIPTION FOR ZONING PETITION

38 Belfast Road - Timenium, Maryland 21093

NORTHEAST CORNER OF ROUNDRIDGE ROAD AND YORK ROAD

Beginning for the same at the intersection of the east side of York Road and the north side of Roundridge Road, thence running for the following five lines: North 18 degrees 29 minutes 26 seconds West 168.00 feet along the York Road, North 77 degrees 58 minutes 00 seconds East 130.31 feet, South 9 degrees 36 minutes 32 seconds East 186.47 feet, by a line curving to the left with a radius of 490.28 feet for a distance of 76.00 feet along Roundridge Road, and by a line curving to the right with a radius of 25.00 feet for a distance of 39.27 feet to the place of beginning. Containing 21,574 square feet, more or less.

Leo W. Rader, Registered Surveyor

: BEFORE THE ZONING COMMISSIONER RE: PETITION FOR SPECIAL HEARING NE corner of York and Roundridge Rd., 8th District

0

OF BALTIMORE COUNTY

SHASHIKANT J. DESAI, et ux, **Petitioners**

: Case No. 81-143-SPH

ORDER TO ENTER APPEARANCE

::::::

Mr. Commis oner:

Pursuant to the authority contained in Section 524. 1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 26th day of January, 1981, a copy of the foregoing Order was mailed to Joseph P. Webber, Esquire, 803 Towson Equitable Building, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hessian, III

B. F. Algand 5942 Prince Grores St. Beltinor*, M4. 21207

Baltimore County Zoning Board Baltimor* County, Md.

Dear Sirs:

I am writing this letter because I am unable to attend a zoning hearing scheduled for Nov. 25, 1900, which concerns property in my immediate neighborhood. The property consists of two adjacent 20-foot wide plots of land on the curner of Prince George St. and Kent Avenue in the Catonsville Manor section of Baltimore County. It is my understanding that a request has been made to relax the existing requirement of a 25-foot setback from the road to a mere five feet. This setback is, of course, from the right-of-way of the road to any house to be built . It is also my understanding that this zoning change request arises from the desire of someone to build a house on these two narrow lots in such a fesuion that the present 25-foot setback cannot be observed on Prince George Street.

I vehemently oppose the building of any house so ridiculously close to the road, primarily because of the safety hazard that would result. Prince George is essentially one of the main thoroughfares from Ingleside Avenue to the back sections of Catonsville Manor, namely, Lafayette Avenue and environs, since there are no stop signs on Prince George (as there are on parallel streets). As a result, automobiles continually "zoom" around he corner of Kent Avenue and Prince George. Even without a house directly on the corner, it is difficult to null out of my driveway onto Prince George without feeling vulnerable to being hit by a car careening around the corner from Kent onto Prince George... I live two houses up from the corner. So you can imagine my concern, since locating a house a mere five feet from Prince George would make this corner completely "blind". In addition to the danger to myself, blinding the corner poses a real threat to the small children who live next door and across the street, and who sometimes cross the street when they are at play.

I urge your careful consideration of the zoning request, as innocent as a minor change in the setback may seem. The truth is, there just isn't room to build a house on this small section of land.

Sincerely,

Concerned Hesident

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond Zoning Commissioner

FROM ____Gilbert S. Benson_____ Stratford, Section 1

Block B, Lot 1 street Shashikant Desai, Property District 8

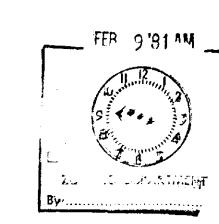
We are in receipt of a letter from Dr. Desai requesting information with reference to a proposed service extension that would serve this property be provided to the Office of Zoning. Dr. Desai has over the past several years attempted to acquire the right-of-way to provide a public sewer extension to serve this property. Construction drawings and right-of-way plats have been provided by his engineer.

Dr. Desai, the engineer, and the Bureau of Land Acquisition have made many attempts to get the owner, Mr. Jones, to sign the deeds as provided to him by the Bureau of Land Acquisition. Since all attempts have failed, it would appear the extension of sanitary sewer to serve this property is not feasible at this time.

Should you have any further questions, please do not hesitate to contact this office.

> Gilbert S. Benson, P.E., Asst. Chief Bureau of Public Services

GSB:bjn



81-143-514

January 30, 1981

December 27, 1979

Mr. William E. Hammend, Zoning Commissioner Office of Planning and Zoning County Office Euilding Towson, Maryland 21204

Dear Mr. Hasmond:

The following are additional comments to Item #181, Zoning Advisory Committee meeting of March 13, 1977:

> Property Owners Locations Existing Zoning: D.R. 16 Proposed Zonings Special Exception for offices (IDCA 79-4-X).

Shashikant J. Desai, et ux NE/C York Rd. & Roundridge Rd.

0.4953 Acres: District:

According to the order passed on July 31, 1979, there was one stipulation that the property could not be used for offices until public sewer is extended to the site. The owner of the property is agreeable to extend the public sewer; however, he is unable to obtain the necessary easement, consequently, he has requested that permission be granted to continue the use of the existing septic tank mystem.

A more detailed evaluation was made of the disposal muster to determine its adequacy and expansion area in the event of a feilure. The system appeared to be functioning properly and there is adequate room for expansion; therefore, the Health Department has no objections to the proposed office use providing there are no heavy water use operations.

oc: Gilbert Benson

IJF/JEP/fth

baltimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN & CULLINS DIRECTOR

January 28, 1981

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. 301 Property Owner: Location: Existing Zoning: Proposed Zoning:

- ZAC - Meeting of November 21, 1980 Shashikant J. & Harshyına Desai ne/corner York & Roundridge Roads

Special Hearing for the removal of restriction #4 (case #80 - 6x) to allow the proposed office use to operate with the existing private spetic system

in lieu of the public sewer.

Acres: District: 2],574 sq. ft.

Dear Mr. Hammond

This department has no comment on item No. 101.

Very truly yours, Michael S. Flanigan Traffic Engineering Associate II

MSF/bza

February 6, 1981

Dr. Shashi Desai 10614 Lakespring Way Cockeysville, Maryland 21030

Dear Dr. Desai:

This is in reply to your correspondence dated January 20, 1981 in which you request that I provide you with a document to prove that all efforts were made so that you could connect to the public sewer. I do not believe that I am the person that could give you that document, especially pertaining to a zoning situation.

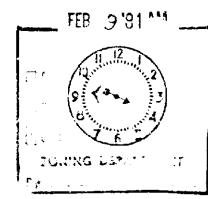
In checking with Mr. Young I find that he and his rightof-way agent, of this Bureau, made every attempt to acquire a right-of-way from the adjacent property owner, after which we still could not acquire the necessary right-of-way.

As to whether there are any other means available that you could connect to the sewer, I am not in a position to know, and, for that reason I cannot give you the letter that you would like to have. However, by copy of this letter, the Zoning Department will be notified of our efforts in trying to obtain the necessary right-of-way so that you may connect.

Sincerely

Villa Primussa Walter J) Rasmussen, Chief, Bureau of Land Acquisition

Zoning Commissioner



€ E 3

BUREAU OF ENVIRONMENTAL SERVICES

8th District

ZONING:

Petition for Special Hearing

LOCATION:

Northeast corner of York and Roundridge Road

DATE & TIME:

Tuesday, February 10, 1981 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the removal of restriction #4 of Case No. 30-6-X to allow the proposed office use to operate with the existing private septic system in lieu of public sewer

All that parcel of land in the Eighth District of Baltimore County

Being the property of Shashikant J. Desai, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, February 10, 1981 at 10:15 A.M.
Public Hearing: Room 106, County Office Puilding, 111 W. Chesapeake Avenue,
Towson, Maryland

BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY CALTIMORE COUND OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353

WILLIAM E. HAMMOND ZONING COMMISSIONER

January 27, 1981

Joseph P. Webber, Esquire 803 Equitable Building Towson, Maryland 21204

> RE: Petition for Special Hearing NE/C York & Roundridge Road Shashikant Desai, et ux Case No. 81-143-SPH

Dear Mr. Webber:

\$55.25 is due for advertising This is to advise you that and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Zoning Commissioner

WEH:sj

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353

WILLIAM E. HAMMOND ZONING COMMISSIONER

February 25, 1981

Joseph P. Webber, Esquire 803 Towson Equitable Building Towson, Maryland 21204

RE: Petition for Special Hearing NE/corner of York and Roundridge Roads - 8th Election District Shashikant J. Desai, et ux -Petitioners NO. 81-143-SPH (Item No. 101)

Dear Mr. Webber:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

Department of Public Works

Department of Health

Bureau of Land Acquisition

Joseph P. Webber, Esquise 801 Towers Equitable Building Towson, Maryland 21204

18 Beifast Road Thronium, Maryland 21093

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this ______ of January 1921. WILLIAM E. HAMMOND

Zoning Commissioner

Petitioner Sharbert J. Decal, et un Petitioner's Attorney Joseph P. Wel ser

Reviewed by: Thickolas B. Commodon Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received this

Submitted by

Petitioner's Attorney *This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Reviewed by

January 12, 1981

Joseph P. Webber, Esquire* 803 Equitable Building Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Hearing - NE/C York and Roundrigge Road - Shashi Desai, et ux - Case No. 81-143-SPH

10:15 A.M. Tuesday, February 10, 1981

TOWSON, MARYLAND

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

DAITIMORE COUNTY

PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate Tracing 200 Sheet
date by date by date by date by FUNCTION Descriptions checked and outline plotted on map Petition number added to outline Denied Granted by ZC, BA, CC, CA Revised Plans: Reviewed by: Change in outline or description____Yes Map #_____ Previous case: 60-6 X

PETITION	M	MAPPING		PROGRESS		SHEET				
	Wall Map Ori		Orig	ginal Duplicate		icate	Tracing		200 Sheet	
FUNCTION	date	by	date	by	date	Ьу	date	Ьу	date	Ьу
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Cranted by ZC, BA, CC, CA										
Reviewed by:	. !				ed Plage in o		or des	script		_Yes _No
Previous case: 62-6				Map	#		ef	FICE		_140

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

	Mr. W. E. Hammond Zoning Commissioner	i)ate Jonuary 19, 1981
FROM	Norman E. Gerber, Director	240
SUBJEC	T Petition No. 81-143-SpH Item 101	

Petition for Special Hearing Northeast corner of York and Roundridge Road Petitioner= Shashikant J. Desai, et ux

Eighth District

HEARING: Tuesday, February 10, 1981 (10:15 A.M.)

This office is of the opinion that septic systems for office use should not be permitted within the urban area. It is therefore recommended that the petitioner's request be denied.

Office of Planning and Zoning

NEG:JGH:ab

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

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	ignature				

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S1-143-5PH

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District	Date of Posting
Posted for: Selection for 9	Date of Posting 13 181. Brevial Dearway Charles & Romanile Rel.
Petitioner: Blank Land	2 Percis Et :113
Location of property:	Carl & Roundrill Rel.
Location of Signs: June 1994	Traction of to Just to
Posted by Signature Number of Signs:	Date of return: 170/66

PLTITION FOR SPECIAL HEARING SUB DISTRICT ZONING: Petition for Special Hear-CERTIFICATE OF PUBLICATION LOCATION: Northeast corner of York Road and Roundridge Road DATE & TIME: Tuesday, February 10. 1981 at 10:15 A.M.
PUBLIC HEARING: Room 106.
County Office Building, 111 W.
Chesapeske Avenue, Towson,
Maryland TOWSON, MD., ______ January 22._____, 19.81 The Zoning Commissioner of Bal timere County, b, authority of the Zoning Act and Regulations of THIS IS TO CERTIFY, that the annexed advertisement was Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section £00.7 of the Baltimore County Petition for Special Hearing under Section £00.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner and/or Deputy Zoning Commissioner and/or Deputy Zoning Commissioner and/or Deputy Zoning Commissioner should approve the removal of restriction #4 of Case No. 80-6-X to allow the proposed office use to operate, with the existing private septic system in lieu of public sewer

All that parcel of land in the Eighth District of Baltimore County Beginning for the same at the intersection of the east side of York Road and the north side of Roundridge Road, thence running for the following five ilmea: North 18 degrees 29 minutes 26 seconds West 168.00 feet along the York Road, North 77 degrees 58 minutes 00 seconds East 130.31 feet, South 2 degrees 36 minutes 32 seconds East 186.47 feet, by a line curving to the left with a radius of 490.28 feet for a distance of 76.00 feet along Roundridge Road, and by a line curving to the right with a radius of 25.00 feet for a distance of 39.27 feet to the place of beginning.

Containing 21,574 square feet, more or less.

Being the property of Shashikant published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ence in each of one time successive weeks before the 10th day of ______ Fobruary____, 19_82_, the first publication appearing on the 22nd day of January THE JEFFERSONIAN, $\gamma\gamma$ Cost of Advertisement, \$_ Being the property of Shashikant
J. Desai, et ux, as ghown on plat
plan filed with the Zoning Department.

Hearing Date: Tuesday, February

10, 1981 at 10:15 A.M.

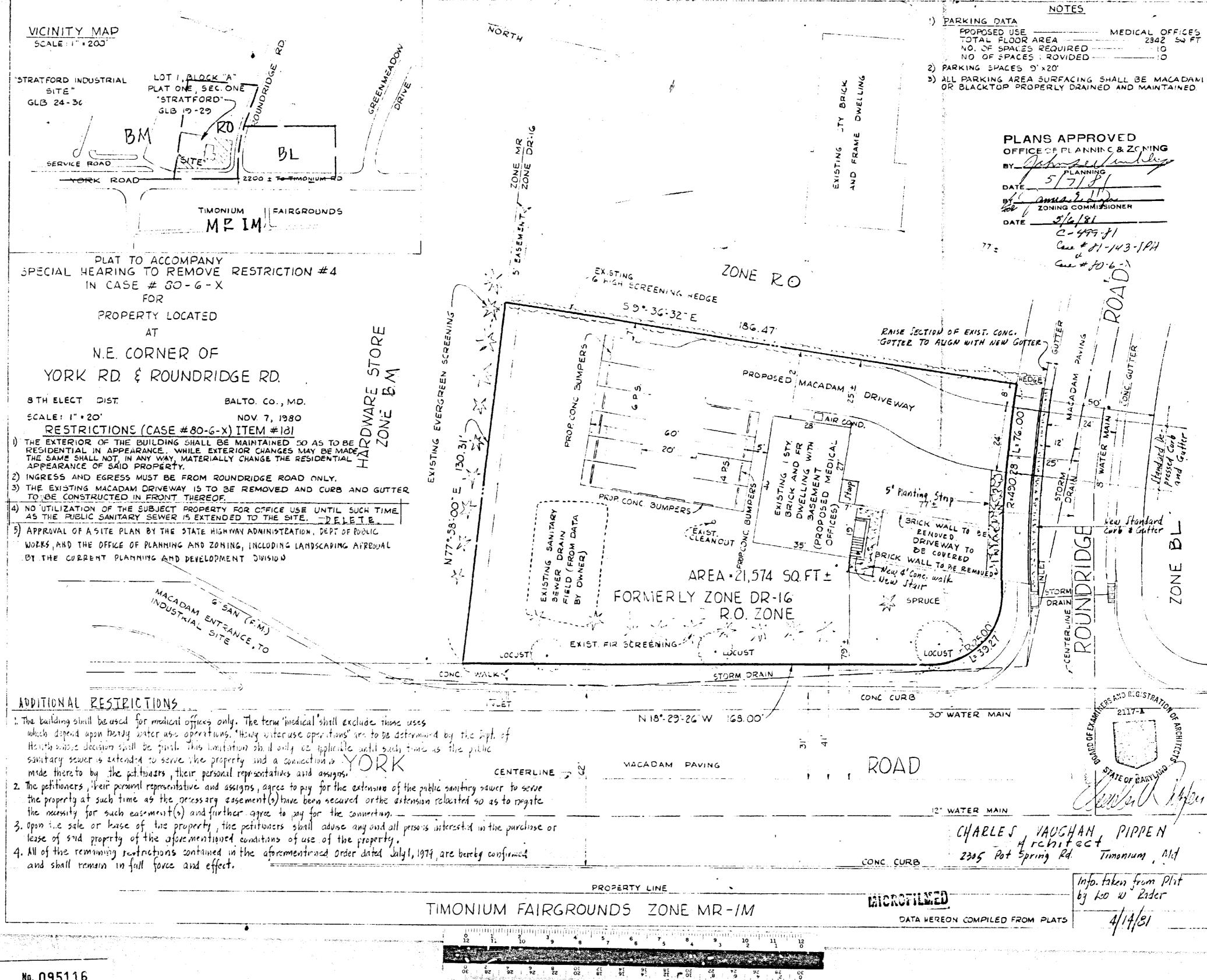
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of

WILLIAM E. HAMMOND,

Zoning Commissions Zoning Commissioner of Baltimore County **Petition For Ute Essex Times** Special Hearing

> This is to Certify, That the annexed was inserted in Ole Essex Times, a newspaper printed and published in Baltimore County, once in fre__ successive weeks before the _____ and day of No. 095158 ALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE February 10, 1981ACCOUNT Shashi Desai FOR: Adv. & Posting for Case No. 81-143-SPH 1870 Jan 10 5525 W VALIDATION OR SIGNATURE OF CASHIER





8th District

Zoning: Petition for Special Hearing.
Location: Northeast

corner of York and Roundbridge road Date & Time: Tuesday.

February 10, 1981 at 10:15

Public Hearing: Room

Chesapeake avenue,

Commissioner of Baltimore

County, by authority of the

Zoning Act and Regulations of Baltimore

County, will hold a public

Hearing under Section 500.7 of the Baltimore

whether or not the Zoning Commissioner and/or Deputy Zoning

No. 80-6-X to allow th

proposed office ase toperate with the existing private septic system lieu of public sewer.

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490.28 feet for a distance of

to the piace of beginning. Tontaining 21,574 square feet, more or less.

Being the property of Shashikant J. Desai, et ux,

as shown on plat plan filed with the Zoning

five lines: North 18°

County

106, County Building, 111



BALTIMORE COUNTY, MARYLAND OFFICE OF FINE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 095116
DATE JANUARY 12, 1981 ACCOUNT	01-662
AMOUNT	\$25.00
RECEIVED Shashi Desai, M.D. FOR: Filing Fee for Case No.	81-143-SFH
ron	
31 7 has 13	250 M
VALIDATION OR SIGNATUR	RE OF CASHIER

